



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: November 2, 2006 – 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Stephan M. Rodolakis, Vice-Chairman
Kathleen M. Keohane, Clerk
Donald F. Naber
Joyce O'Connor Davidson

Also Present: Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Approved Minutes of October 5, 2006

The Planning Board approved the Minutes of October 5, 2006 as submitted.

2. Signed bills.

3. Meetings and Hearings

7:00 P.M. Board Member Comments

**7:05 P.M. Gulf View Estates, Definitive Subdivision
Public Hearing, Continued from December 8, 2005
Location: Gulf Street & Browning Road
Decision Deadline: January 16, 2007**

Mr. Gordon read the letter dated October 31, 2006, from Attorney Joseph Allen, who is representing the developer, requesting a continuance of the hearing and granting an extension of time for the Board's decision.

The Board voted to approve the continuance and grant the extension to January 16, 2007.
The hearing is to be held on December 7, 2006, at 7:05 P.M.

**7:10 P.M. Russell Industrial Park, Definitive Subdivision
Public Hearing, Continued from June 8, 2006
Location: 455 Hartford Pike (Route 20)
Decision Deadline: December 15, 2006**

Attending the hearing was Robert Murphy – the engineer from Robert G. Murphy & Associates, Inc.

He said he wanted to discuss the subdivision design itself. He first gave a brief history of past hearings. He said he's been working on the drainage and is close to resolving the remaining issues. He commented that he made some changes to the drainage, but this has caused changes to the plan.

Mr. Murphy said he sees two options for this project at this time:

- 1) close with conditions; as he feels they are close in resolving issues; or
- 2) ask for a continuance.

The Board asked Mr. Denoncourt how minor the issues are; he stated:

- 1) drainage issue is very important;
- 2) there are many minor issues, therefore this is an issue;
- 3) there is concern about the timing of getting revised plans to the Board for review before their meetings;
- 4) commented that they are slowly moving forward.

Mr. Rodolakis commented that he doesn't have concern conceptually, but is concerned about Stormwater Management. He also commented that other issues are minor and they could close, but there would be risk of denial from the Board.

Mr. Gordon commented:

- 1) wants ability to make decision;
- 2) concern that road is now going to be public;
- 3) concern of the detention basin.

The Board agreed they would like continuance for comfort of plan.

Mr. Naber asked if "both sides" are on the same page for what the issues are. Mr. Denoncourt said he needs to go through meeting notes since July 2006 to make a revised list.

Mr. Gordon suggested new plan be brought in "this" week for Mr. Denoncourt's review and for a revised list.

The Board voted to authorize the extension of time for Decision to December 15, 2006 as requested by George Russell; and to continue the hearing.

Mr. Gordon continued the hearing to December 7, 2006, at 7:15 P.M.

7:15 P.M. Shrewsbury Crossing – Stop & Shop Plaza
Retail Expansion, Site Plan Approval
Public Hearing
Location: 539-551 Boston Turnpike (Route 9)
Decision Deadline: 65 days from close of hearing

See notes below in the hearing for the Starbucks Coffee – Shrewsbury Crossing hearings were opened together by Mr. Gordon.

7:15 P.M. Shrewsbury Crossing – Stop & Shop Plaza
Starbucks Coffee with Drive Through, Site Plan Approval
Public Hearing
Location: 539-551 Boston Turnpike (Route 9)
Decision Deadline: 65 days from close of hearing

Attending the hearing were Attorney Mark Donahue – representing the developers; Jim McKenny; Matt Smith and Josh Reinke – engineers from Bohler Engineering; and Bob Michaud – the traffic engineer. Ms. Keohane read both legal notices for Starbucks and the retail expansion. Mr. Gordon read the correspondence from the Police Chief.

Attorney Donahue said they are working to resolve ownership issues for Starbucks, so they are asking for a continuance. The Board voted to grant the continuance for Starbucks. Mr. Gordon stated this hearing for the Starbucks will be continued to December 7, 2006, at 7:10 P.M.

Mr. Smith explained the proposal for the retail part of the project. He said they are proposing to bump out the retail building about 35 feet; and stated that they will still be in full conformance. He said they will move the businesses around. He said a Fidelity Investment will go in the new portion.

Mr. Smith also listed the following about the plan:

- 1) some of the parking will be eliminated;
- 2) will renovate the outside of the building;
- 3) will use existing utilities of the building;
- 4) there will be no changes to the lighting;
- 5) there will be some landscaping work.

Mr. Naber asked about traffic. Mr. Smith said they anticipate about 20 vehicles. He said a traffic study will be done for the Starbucks.

Ms. Keohane asked about snow removal and some questions about sitework.

Mr. Gordon listed the following:

- 1) asked about signs – Mr. Smith said they are still working on this with Stop & Shop;
- 2) snow storage – Mr. Smith showed the area; and said they will add catch basins where needed;
- 3) trash removal – Mr. Smith said they will use what's existing on site now;
- 4) stated he would like to close in the dumpster – Mr. Smith said they can do that.

There was no public input.

Mr. Gordon closed the hearing on the proposed Fidelity expansion only. He restated the continuation of Starbucks to December 7, 2006.

4. New Business

a. Stonybrook Farm I, Bond Reduction

The Board voted to approve the bond reduction for Stonybrook Farm I.

b. White City Shopping Center, Bond Release

Mr. Denoncourt commented there is still work to be done. The Board noted this request for bond release will be held until December 7, 2006.

c. Kings Brook Crossing, Sign Covenant and Plans

The Board voted to authorize Mr. Gordon to sign with the Engineering Department holding in escrow until Covenant is complete. Ms. Jessica Venincasa attended the meeting and signed the Covenant stating Attorney Allen has reviewed and approved the Covenant as written. The Board signed the plans.

d. Glendale Avenue Subdivision, Bond and Lot Releases

The Board voted the bond amount and to approve and sign the Covenant Release, both to be held in Engineering until confirmation of deposit.

e. Park Grove Farm, Subdivision, Bond Reduction

The Board voted to approve the bond reduction for Park Grove Farm.

f. Highland Hill Estates, Bond Reduction

Mr. Rodolakis abstained from the discussion and vote. The Board voted to approve the bond reduction for Highland Hill Estates.

g. Review Draft Meeting Schedule for FY2007

Mr. Gordon asked the Board to review the meeting dates for 2007, for approval at the December 7th meeting.

5. Old Business

a. Inclusionary Regulations, Vote and Sign

The Board unanimously voted to approve the Inclusionary Regulations.

6. Correspondence

- 1) Noted Letter dated October 16, 2006, from John Knipe, Superintendent of Streets, to Fletcher, Tilton & Whipple, regarding injury claim at Park Grove.
- 2) Noted Memo and report from CMRPC dated October 17, 2006, regarding Local Planning Assistance (LPA) program activities.
- 3) Noted Brochure for Conference to be held November 17, 2006, regarding Chapter 40B, Trends and Innovations.

The meeting adjourned at 8:45 P.M.

Respectfully Submitted,

Annette W. Rebovich